

LAWRENCE P. CHAMBERLIN.)
ET UX,)
Grantors)
TO)
STEVEN R. ROBINSON, ET UX,)
Grantees)
-----)

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, LAWRENCE P. CHAMBERLIN and wife, ANNIE B. CHAMBERLIN, do hereby grant, bargain, sell, convey, and warrant to STEVEN R. ROBINSON and wife, BONNIE S. ROBINSON, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain property lying and being situated in DeSoto County, Mississippi, and described as follows:

An 8.18 acre tract located on the East side of Scott Road in the South Half of Section 14, Township 3 South, Range 8 West, more particularly described as follows:

Beginning at a point on the East line of Scott Road (80 foot right of way) 1,350.22 feet North of the North line of Oak Grove Road (80 foot right of way); thence North 0 degrees 18' 41" West along the East line of said Scott Road a distance of 318.44 feet to the Southwest corner of the Jimmy David Ainsworth tract (Deed Book 128, page 792); thence North 88 degrees 57' 47" East along the South line of the said Jimmy David Ainsworth tract a distance of 1,074.57 feet to the Southeast corner of the said Jimmy David Ainsworth tract; thence South 5 degrees 33' 27" West a distance of 133.12 feet to a point; thence South 48 degrees 18' 40" East a distance of 132.50 feet to a point; thence South 24 degrees 51' 20" East a distance of 37.70 feet to a point; thence South 1 degree 46' 00" West a distance of 66 feet to a point; thence South 89 degrees 09' 53" West 1,172.65 feet to the point of beginning and containing 8.18 acres, more or less.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; taxes for the year 1984 are not yet due or payable, but constitute a lien which relates back to January 1, 1984; subject to rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded servitudes or easements, any matters not of record, including lack of access, which would be disclosed by an accurate survey and inspection of the property,

313

and easements or other uses of subject property not visible from the surface; subject to road rights of way of record in Book 110, page 615, Book 39, page 587, Book 46, page 14, and Book 47, page 165; subject to public utility easements of record in Book 140, page 151, Book 41, page 236, Book 33, page 484, Book 46, page 375, Book 33, page 210, and Book 25, page 456.

Possession is given with delivery of this instrument of conveyance. Taxes for the year 1984 and all subsequent years are to be paid by Grantees.

Witness our signatures, this the 9th day of July, 1984.

Lawrence P. Chamberlin
LAWRENCE P. CHAMBERLIN

Annie B. Chamberlin
ANNIE B. CHAMBERLIN

Mr. and Mrs. L. P. Chamberlin
161 Elm Street
Hernando, MS. 38632

Mr. and Mrs. Steven R. Robinson
501 Holly Springs Street
Hernando, MS. 38632

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, the within named LAWRENCE P. CHAMBERLIN and wife, ANNIE B. CHAMBERLIN, who acknowledged that they signed and delivered the above and foregoing Warranty Deed as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 9th day of July, 1984.

Leah B. Martin
NOTARY PUBLIC - CIRCUIT COURT CLERK

MY COMMISSION EXPIRES:
January 4, 1988

Filed @ 10:30 AM, July 10, 1984
Recorded in Book 142 Page 312
H. G. Ferguson, Clerk